WARRANTY DEED

Karen Johnson Davidson County
Batch# 215158 DEEDWARR
04/08/2019 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $490.25
20190408-0031797

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 07, 2022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$132,500.00**

Todd Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April 5, 2019

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Marion Jean Heydenrych and Godfried Johannes Heydenrych**	**SEND TAX BILLS TO: New owner**	**MAP-PARCEL NUMBERS**
(NAME) **1247 Leanna Swamp Rd**	(NAME)	108 07 0B 153.00
(ADDRESS) **Murfreesboro, TN 37129**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Richard Jackson and Kevin Joseph Jackson as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marion Jean Heydenrych and Godfried Johannes Heydenrych, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 153 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.
Being the same property conveyed to John Richard Jackson and Kevin Joseph Jackson, as tenants in common by deed from Joseph R. Jackson, a married person, of record in Instrument No. 20161129-0125140, dated January 1, 2016, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **226 Timberway Dr, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **5th day of April, 2019.**

John Richard Jackson

Kevin Joseph Jackson

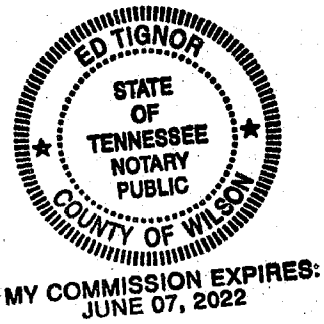
STATE OF Tennessee

COUNTY OF Wilson

The foregoing instrument was acknowledged before me this 5th day of April, 2019, by **John Richard Jackson and Kevin Joseph Jackson** who personally appeared before me at the time of notarization, and who is personally known to me or who has produced state issued Driver's License/Social Security Card as identification.

Witness my hand at office on **5th day of April, 2019.**

Notary Public. My Commission Expires:



True Copy Certification

I, Ed Tignor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

